

IN RE: PETITION FOR RESIDENTIAL VARIANCE\* BEFORE THE  
S/S Timber Trail Road, 2,000' E  
of the c/l of Midmeadow Road  
(1101 Timber Trail Road)  
9th Election District  
6th Councilmanic District  
David G. Rorison, et al  
Petitioners

\* ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 91-386-A

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance to permit a rear yard setback of 34 feet in lieu of the required 50 feet and to amend the last approved Final Development Plan of Hampton Forest for a proposed addition in accordance with Petitioner's Exhibit 1.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted and there being no requests for public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 22-26 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 14th day of May, 1991 that the Petition for Residential Variance to permit a rear yard setback of 34 feet in lieu of the required 50 feet and to amend the last approved Final Development Plan of Hampton Forest for a proposed addition, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the petitioners would be required to return, and be responsible for returning, said property to its original condition.
- 2) Petitioner shall not allow or cause the proposed addition to be converted to a second dwelling unit and/or apartments. The subject dwelling shall contain only one kitchen.
- 3) Upon request and reasonable notice, Petitioners shall permit a representative of the Zoning Enforcement Division to make an inspection of the subject property to insure compliance with this Order.

*J. Robert Haines*  
J. ROBERT HAINES  
Zoning Commissioner  
for Baltimore County

JRH:bjs

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning

111 West Chesapeake Avenue  
Towson, MD 21204

887-3353

May 14, 1991

Mr. David G. Rorison  
Ms. Pamela J. Bennett  
1101 Timber Trail Road  
Towson, Maryland 21204

RE: PETITION FOR RESIDENTIAL VARIANCE  
S/S Timber Trail Road, 2,000 E of the c/l of Midmeadow Road  
(1101 Timber Trail Road)  
9th Election District - 6th Councilmanic District  
David G. Rorison, et al - Petitioners  
Case No. 91-386-A

Dear Mr. Rorison and Ms. Bennett:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Residential Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391.

Very truly yours,

*J. Robert Haines*  
J. ROBERT HAINES  
Zoning Commissioner  
for Baltimore County

JRH:bjs

cc: People's Counsel

File

## PETITION FOR RESIDENTIAL VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

91-386-A

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, petition for a Variance from Section 1802.3B of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reason: (Indicate hardship or practical difficulty)

*Practical difficulty  
1. Rear yard*

Property is to be advertised and/or posted as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Variance posting and, if necessary, advertising, upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law of Baltimore County.

I/we do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this petition.

Contract Purchaser:

(Type or Print Name)

Signature

Address

City/State/Zip Code

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Attorney's telephone number

Legal Owner(s):

*David G. Rorison*

*Pamela J. Bennett*

*Pamela J. Bennett*

*Pamela J. Bennett*

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*Pamela J. Bennett*

## AFFIDAVIT

IN SUPPORT OF RESIDENTIAL ZONING VARIANCE

91-386-A

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently or upon settlement will reside at

*1101 Timber Trail Rd. Towson, Md. 21204*  
(Address)

That based upon personal knowledge, the following are the facts upon which I/we base the request for a Residential Zoning Variance at the above address: (Indicate hardship or practical difficulty)

*Practical difficulty due to terrain.*

That Affiant(s) acknowledge(s) that if protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

*David G. Rorison*  
AFFIANT (Handwritten Signature)

*David G. Rorison*  
AFFIANT (Printed Name)

*Pamela J. Bennett*  
AFFIANT (Handwritten Signature)

*Pamela J. Bennett*  
AFFIANT (Printed Name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 28th day of March, 1991, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared David G. Rorison and Pamela Bennett

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and took oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her knowledge and belief.

AS WITNESS my hand and Notarial Seal.

*3/28/91*  
DATE

*Lucas A. Wright*  
NOTARY PUBLIC

My Commission Expires: 9/28/93

Zoning Description  
Beginning at a point on the South Side of Timber Trail Rd. which is 50' wide at the distance of 2000+/- ft. East of the centerline of the nearest improved intersecting street, Midmeadow Rd. which is 50' wide. Being Lot #3, in the subdivision of Hampton Forest as recorded in Baltimore County Plat Book #42 Folio #42, containing 2.65 acres. Also known as 1101 Timber Trail Rd. and located in the #9 Election District.

91-386-A

## CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District: 9A Date of Posting: 4/12/91  
Posted for: A. Bennett  
Petitioner: David G. Rorison, Pamela J. Bennett  
Location of property: S/S Timber Trail Rd., 2000' E of Midmeadow Rd.  
Rel. Timber Trail Rd.  
Location of Sign: Timber Trail Rd., across 6' from driveway  
on parcel 14.4 R. Haines  
Remarks: As above  
Posted by: James E. Dyer Date of return: 4/12/91  
Number of Signs: 1

Baltimore County  
Zoning Commissioner  
County Office Building  
211 West Chesapeake Avenue  
Towson, Maryland 21204

Account: R-001-4150

receipt

4/01/91 H9100376  
PUBLIC HEARING FEES QTY PRICE  
010 -ZONING VARIANCE (IRL) 1 X \$35.00  
080 -POSTING SIGNS / ADVERTISING 1 X \$25.00  
TOTAL: \$60.00  
LAST NAME OF OWNER: BENNETT

Please Make Checks Payable To: Baltimore County (001646MD4-01-91) \$60.00

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning

111 West Chesapeake Avenue  
Towson, MD 21204

887-3353

March 17, 1991

Mr. & Mrs. David G. Rorison  
1101 Timber Trail  
Towson, MD 21204

RE: Item No. 376, Case No. 91-386-A  
Petitioner: David G. Rorison, et ux  
Petition for Residential Variance

Dear Mr. & Mrs. Rorison:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,

*James E. Dyer*  
JAMES E. DYER  
Chairman  
Zoning Plans Advisory Committee

JED:jw

Enclosures

Your petition has been received and accepted for filing this  
17th day of April, 1991.

*J. Robert Haines*  
J. ROBERT HAINES  
ZONING COMMISSIONER

Received By:

*John Alban*  
Chairman,  
Zoning Plans Advisory Committee

Petitioner: David G. Rorison, et ux

Petitioner's Attorney:

APRIL 12, 1991

J. Robert Haines  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, MD 21204

RE: Property Owner: DAVID G. RORISON AND PAMELA J. BENNETT  
Location: #1101 TIMBER TRAIL ROAD  
Item No.: 376 Zoning Agenda: APRIL 16, 1991

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by  
this Bureau and the comments below are applicable and required to be  
corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *John K. M. 4/14/91* Noted and Approved *David G. Rorison*  
Planning Group Fire Prevention Bureau  
Special Inspection Division

JK/KEK

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: April 17, 1991  
FROM: Dennis A. Kennedy, P.E.

RE: Zoning Advisory Committee Meeting  
for April 16, 1991

The Developers Engineering Division has reviewed  
the subject zoning items and we have no comments for  
Items 9-Cycle IV-Case No. R-91-115, 357, 371, 374, 375,  
376, 378, 380, 381 and 383.

For Item 10-Cycle IV-Case No. R-91-116, County Review  
Group Meeting may be required.

For Item 198-Case No. 91-254-A, the previous minor  
subdivision comments still apply.

For Item 372, this site must be submitted through  
the minor subdivision process for review and comments.

*Dennis A. Kennedy*  
Dennis A. Kennedy, P.E., Acting Chief,  
Developers Engineering Division

DAK:s

DATE: May 10, 1991

TO: Mr. J. Robert Haines  
Zoning Commissioner  
FROM: Rahee J. Famill  
SUBJECT: Z.A.C. Comments

Z.A.C. MEETING DATE: April 16, 1991

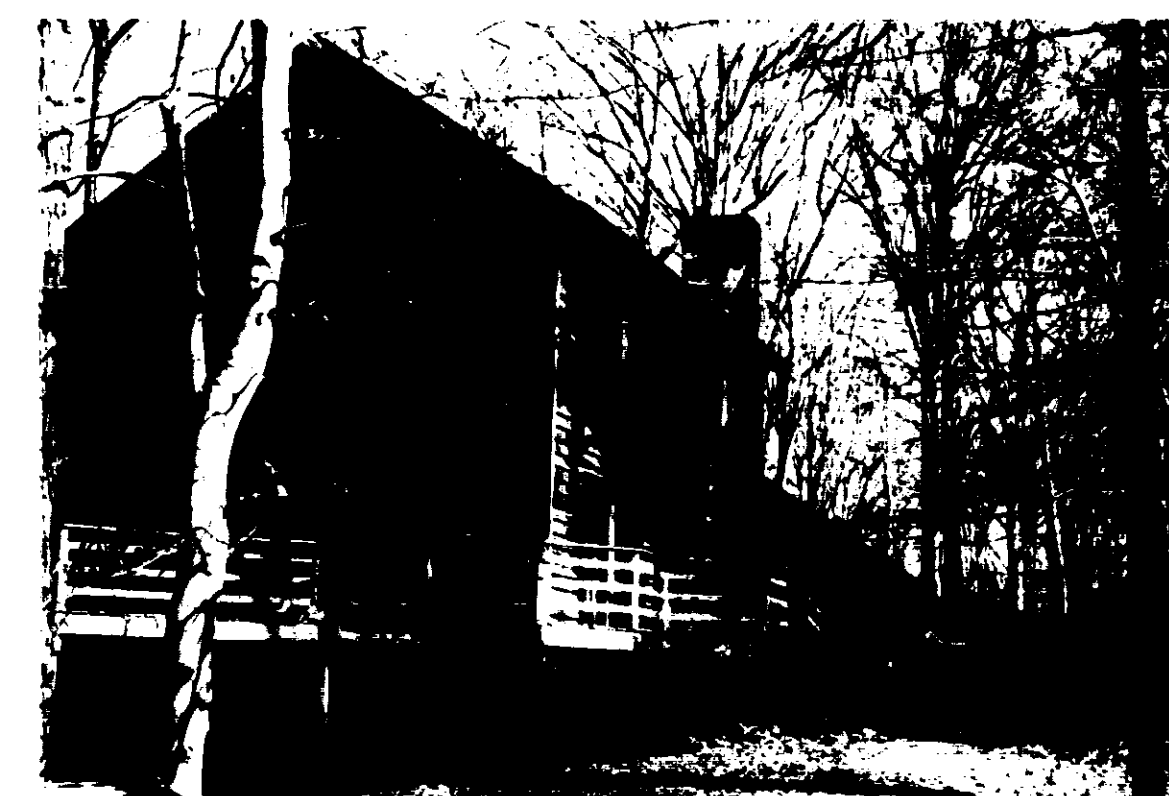
This office has no comments for items number 357, 371, 372, 374, 375,  
376, 378, 381 and 383.

*Rahee J. Famill*  
Rahee J. Famill  
Traffic Engineer II

RJF/lvd

CASE NUMBER

91-386-A



1101 Timber Trail Rd. -  
side facing east

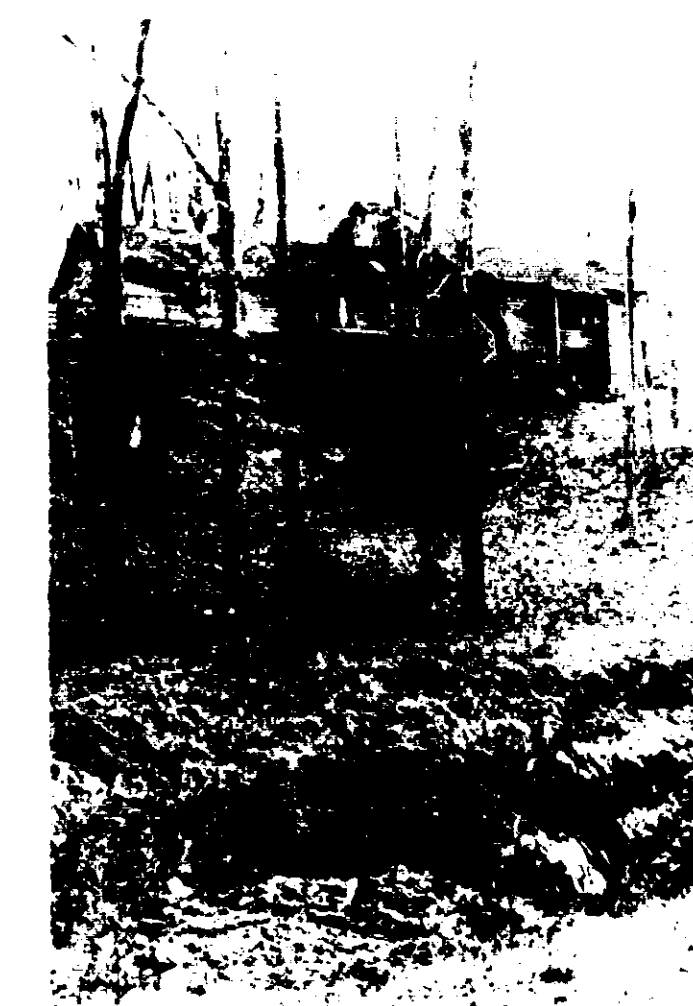


1101 Timber Trail Rd.  
side facing west

PETITIONER'S EXHIBIT # 2

CASE NUMBER

91-386-A



1101 Timber Trail - front



1101 Timber Trail Rd. - back

PETITIONER'S EXHIBIT # 3

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines DATE: April 24, 1991  
Zoning Commissioner

FROM: Pat Keller, Deputy Director  
Office of Planning and Zoning

SUBJECT: John Gwiazdowski, Item No. 377  
Roland E. Hess, Item No. 356  
Richard S. Cook, Item No. 382  
Frank Limmer, Item No. 389  
David C. Berg, Item No. 391  
Marie E. Martin, Item No. 357  
Steven G. Hipley, Item No. 374  
David G. Rorison, Item No. 376  
Timothy C. Seiss, Item No. 378  
John Alban, Item No. 383

In reference to the following variance requests, staff offers no  
comments.

If there should be any further questions or if this office can  
provide additional information, please contact Jeffrey Long in the  
Office of Planning at 887-3211.

PK/JL/cmm

MULTI-ITM/ZAC1

received  
4/24/91

April 12, 1991

David G. Rorison and Pamela J. Bennett  
1101 Timber Trail Road  
Towson, Maryland 21204

Re: CASE NUMBER: 91-386-A  
LOCATION: S/S Timber Trail Road, 2000 (+/-) E of c/l Midway Road  
1101 Timber Trail Road

Dear Petitioner(s):

Please be advised that your petition for Residential Zoning Variance has been assigned the above case  
number. Any contact made to this office should reference the case number. This letter also serves as a  
receipt for the administrative process.

1) Your property will be posted on or before April 17, 1991. The last date (closing date) on which a  
neighbor may file a formal request for hearing is May 2, 1991. Should such request be filed, you will receive  
notification that the matter will not be handled through the administrative process. This will mean  
advertising of the public hearing and reporting of the property. The public hearing will be scheduled  
approximately 30 - 45 days from receipt of said notice. In either case, (a) receipt of notification that you  
will have a public hearing or, (b) the passing of the closing date, the sign and post can then be removed  
from the property and returned to this office. Failure to return the sign and post will cause your Order to be  
held and incur a \$50.00 charge. Please be advised that the Order will not be available for you to pick-up the  
day you return the sign.

2) Assuming no neighbor has requested a public hearing, the file now enters the final review stage of  
the administrative process. The Zoning Commissioner must now decide whether to grant or deny the request. He  
also has the option to request a public hearing.

3) PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD,  
THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL  
REVIEW AND THE DECISION MAKING PROCESS. WHEN THE ORDER IS  
READY IT WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.  
ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION PRIOR TO BEING  
MAILED TO YOU.

Very truly yours,

*G. S. Stephens*  
G. S. Stephens  
(301) 887-3391



